

MINUTES OF A JOINT PLANNING WORK SESSION OF THE MAYOR
AND COUNCIL OF THE TOWN OF CHAPEL HILL AND
THE ORANGE COUNTY BOARD OF COMMISSIONERS,
MUNICIPAL BUILDING, TUESDAY,
JULY 23, 1985, 7:30 P.M.

Board Chairman Don Willhoit called the meeting to order.
Commissioners and Council Members present were:

Moses Carey
Ben Lloyd
Shirley Marshall

Mayor Joseph L. Nassif
David Godschalk
Jonathan Howes
David Pasquini
Nancy Preston
Bill Thorpe

Orange County Commissioner Norman Walker and Council Members Boulton, Kawalec, and Smith were absent, excused. Also present were County Manager Ken Thompson, Acting Town Manager Sonna Loewenthal, County Planning Director Marvin Collins and Town Planning Director Roger Waldon, and County Planning Board Chair Alice Gordon.

County Manager Ken Thompson gave a brief presentation on the efforts to date by both Planning Departments to develop a joint land use plan.

Marvin Collins, County Planning Director, gave a presentation on the Development Characteristics Planning Approach which the Planning staff was using to help develop a joint land use plan. He said this approach was used in Baltimore and involved the use of the characteristics of slope, vegetation, slope orientation (solar access) and soil stability as a means of designating land use. He showed several maps incorporating combinations of the above characteristics to indicate which areas would support certain kinds of development. He pointed out that using these characteristics as a means of designating land use did not allow for a high degree of flexibility and that this approach was just one of the many ways the staff was organizing information to develop a land use plan. Mr. Collins went on to show a degree of compatibility matrix, using natural determinants and land use compatibility to show potential land use. He said the County and Town Planning Departments were using these methods to help plot the joint planning area for land use.

Council Member Godschalk pointed out that land now designated as "in use" and therefore not part of the area under consideration for joint planning, would not necessarily retain the same use in the future. He cited the Duke Forest land as an example. He suggested that land now considered "in use", such as Duke Forest, be included in the present joint land use plan.

Mayor Nassif stated that there needed to be joint sessions between the County and Town Planning Boards as well as the elected Boards to exchange information. He pointed out that even if the staff presented the same information to the two boards, if the meetings took place separately, the emphasis would not necessarily be the same.

Chairman Willhoit agreed with Mayor Nassif saying that both Planning Boards needed to consider the same information at the same time. He also suggested that it might be better for the Town to administer the planned development and special use process in the joint planning area and that the County need not be involved.

Commissioner Marshall stated that she felt the two Planning Boards should meet together to work on the joint land use plan.

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Roger Waldon, Town Planning Director, also gave a presentation on the status of the joint land use plan. He said there were concerns other than what intensity of development the land would support. He said these concerns included the availability of water and sewer, where they can and cannot be extended, rural buffers and other open space considerations, growth trends and capacities, as well as Interstate-40 intersections, entranceways, watersheds and drainage basins.

Mr. Waldon stated that the staffs were looking toward the Boards for policy level guidance concerning these issues. As an example, he pointed out the proposed development of Chandler's Green raised the policy question of whether or not the Boards should try to contain development south of the ridge line or let it extend into the unsewered New Hope drainage basin through use of a pump station. He said he felt the land use process was a good forum for the Boards to discuss these issues.

Mayor Nassif commented that the Boards needed complete information on the alternatives and their viability prior to making any kind of policy decisions on these issues.

Chairman Willhoit said they also needed to know the legalities of package treatment plants, especially if the sewer lines were not extended over the ridge lines. He cited the Interstate-40 interchange areas as examples of impending development in the New Hope drainage basin. He also said he did not think sewer lines should be extended into unsewered watersheds except in emergencies.

Mayor Nassif also suggested that OWASA should review its methods of extending service across the county lines. He felt that service should not be extended if the area across the county line did not meet the stipulations required in Chapel Hill and Orange County planning jurisdictions. He cited an area in Chapel Hill that floods during heavy rains due to development across the county line.

Chairman Willhoit and Commissioner Marshall both agreed that each entity should cooperate to ensure compliance with planning regulations within the areas affected.

Chairman Willhoit said the next step was for the staffs to proceed in putting together a plan and getting the Planning Boards of the County and Town together to refine it. He asked if a December Public Hearing was still planned. Roger Waldon replied that at present the plan was for a December Public Hearing.

Mayor Nassif asked that the Chairs of the Planning Boards meet to set up a schedule of joint meetings of the Boards.

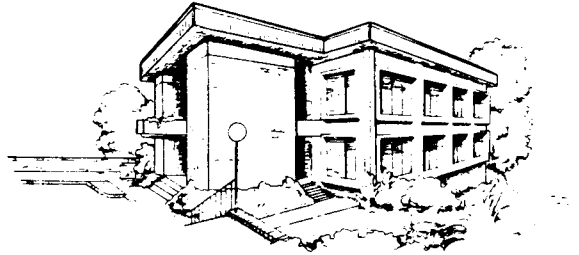
Chairman Willhoit adjourned the meeting at 9:30 p.m.

Mayor Joseph L. Nassif

Nancy J. Wells
Town Clerk

TOWN OF CHAPEL HILL

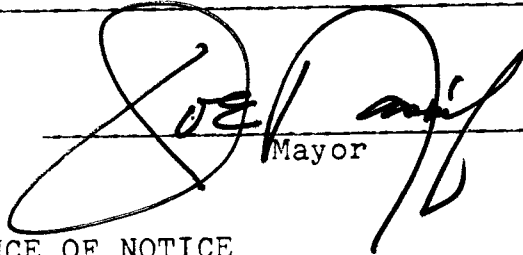
306 NORTH COLUMBIA ST.
CHAPEL HILL, N.C., 27514
(919) 929-1111



NOTICE OF SPECIAL MEETING OF THE CHAPEL HILL TOWN COUNCIL

TO: Marilyn Myers Boulton
David Godschalk
Jonathan Howes
Beverly Kawalec
David Pasquini
Nancy Preston
R. D. Smith
Bill Thorpe

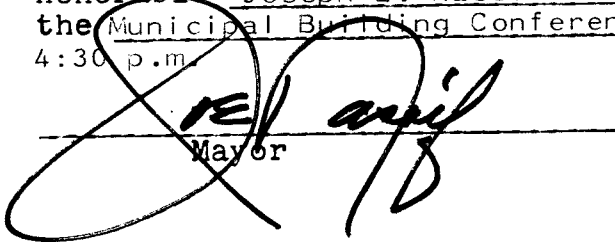
You, and each of you, are hereby notified that the Town Council has called a Special Meeting, to be held in the Conference Room, at 4:30 p.m. on Friday, August 23, 1985, to convene an Executive Session to discuss personnel matters



Mayor

ACCEPTANCE OF NOTICE

We, the undersigned, members of the Chapel Hill Town Council, hereby accept notice of a Special Meeting of the Council, called by Honorable Joseph L. Nassif, Mayor, to be held in the Municipal Building Conference Room, Friday, August 23, 1985 at 4:30 p.m.



Mayor

R. D. Smith
Beverly Kawalec
David Godschalk
Marilyn M. Boulton
David Pasquini
Nancy A. Preston
Bill Thorpe

